GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Godavari Urban Development Authority (GUDA) – Change of land use from Public and Semi-public land use to Residential use in R.S.No.170/1 & 2A1, 171 of Pithapuram Municipality to an extent of 6475.20 Sq.Mts. applied by Sri Alluri Rama Bhadra Varma and Smt. A.Vijaya Lakshmi – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 226 Dated: 10-07-2018

Read the following:-

1. From the DTCP, AP., Guntur Lr.Rc.No.2623/2017/R1, dt:12.07.2017.
2. Government Memo No.674303/H2/2017, dt:12.09.2017.
3. From the VC, GUDA, Lr.Roc.No.109/2017/GUDA, Dt.06.03.2018.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Dept., Dated:30.06.2012.
5. Government Memo No.674303/H2/2017, dt:19.03.2018.
6. A.P. Extraordinary Gazette No.1153, Part-I, Dt:20.03.2018.
7. From the VC, GUDA, Lr.Roc.No.109/2017/GUDA, dt:26.04.2018.

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ORDER:-

The Draft variation to the land envisaged in Pithapuram General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.1153, Part-I, dated:20.03.2018. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 3rd read above has submitted that, the Commissioner, Pithapuram Municipality has informed that the applicant has paid total an amount of Rs.1,34,520/- vide D.D.No.584349, dated:08.01.2018, towards Development/ Conversion Charges for the proposed change of land use.

2. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 7th read above, has submitted that, the Commissioner, Pithapuram Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in the The Hans India (English version) and in Andhra Jyothi (Telugu version), respectively on 01.04.2018 calling for objections/ suggestions from the general public. On publication of notification, an objection has been received from Sri G. Satyanarayana stating that the proposed Change of Land Use land is designated as Public and Semi-public use in the Master Plan of Pithapuram and it is for the use of future purposes and requested not to change the said land use to the Residential use in the interest of public. The Vice Chairman, Godavari Urban Development Authority has reported that as per the provisions of Section 15 of APMR & UDA Act, 2016, the change of land use of a sanctioned Master Plan is proposed on the request of the land owner and with the recommendation of the Local Authority and requested the

(P.T.O.)

Government to consider the proposal as per rules. Further, the Commissioner, Pithapuram has submitted report on fasibility of realizing the site as per the guidelines issued by the Government in Government Memo No.31738/H1/2011, dt:08.05.2012.

3. Government, after careful examination of the matter has found that there is no validity in objection raised on the proposed change of land use. Accordingly, draft variation issued in the reference 5th read above is hereby confirmed.

4. The appended notification will be published in the next issue of the Andhra Pradesh Gazette i.e., 11.07.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Godavari Urban Development Authority, Kakinada, E.G. District.
The Commissioner, Pithapuram Municipality, Pithapuram, E.G. District.
Copy to:
The individual through the Commissioner, Pithapuram Municipality, Pithapuram, E.G. Dist.
The District Collector, East Godavari District, Kakinada.
Sf

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Pithapuram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.254, MA., Dated:12.07.2004 and proposed in exercise of the powers conferred under Section 15 the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in S.No.170/1 & 2A1, 171 of Pithapuram Municipality to an extent of 6475.20 sq.mts. and the boundaries of which are shown in the schedule hereunder and which is earmarked for Public and Semi public use in the General Town Planning Scheme (Master plan) of Pithapuram sanctioned in G.O.Ms.No.254, MA., Dated:12.07.2004 is now designated for Residential

Contd…3

use by variation of change of land use based on the Counsel Resolution No.359, dated:30.03.2017 and marked as “A, B, C, D” in the revised part proposed land use map G.T.P.No.1/2018/GUDA available in the Municipal Office, Pithapuram Municipality, **subject to the following conditions that;**

1. The Commissioner, Pithapuram Municipality shall not give any development permission / construction permission without approval of the Competent Authority.
2. The Commissioner, Pithapuram Municipality shall take over road widening portion to widen the existing 100'-0" wide NH-214 to 200’-0’’-wide as per the sanctioned Master Plan.
3. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North: Alluri Ramabhadra Varma and Ravula Sesha Rao’s site – 425’-5”.
East : Alluri Ramabhadra Varma‘s site – 188’-2”.
South : Molli Vittal and others site – 405’-8”.
West : Ravula Sesha Rao, Dasari Subba Rao and others site – 144’-4”.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER